



THREE-BEDROOM PERIOD PROPERTY IN ST. MARTIN

Welcome to this delightful period property, nestled in a picturesque setting with charming views overlooking an orchard and the countryside beyond. This home is ideally located in the highly sought-after parish of St. Martin, offering proximity to the popular St. Martin's primary school and various local amenities.

Upon entering, you'll immediately appreciate the sense of space and the high ceilings. The three reception rooms provide versatile living areas, while the current owners have thoughtfully restored the fireplaces in the dining and sitting rooms, preserving the house's original character. Recent upgrades include double-glazed windows, new external doors, refreshed interior paint, and modern electrical heaters.

The house comprises three generously sized bedrooms, a family bathroom, and an additional convenient shower room.

The kitchen, though in need of renovation, presents an exciting opportunity for personalization, allowing the new owners to impart their unique style and preferences.

The property also includes a garage and outbuildings, which are presently used as a utility room. The South side of the property provides a mature private garden, offering a pleasant outdoor area for relaxation. Additionally, the rear of the property provides an ideal spot for outdoor dining, featuring a patio.

With ample parking available, this property is conveniently situated within walking distance of St. Martin's School, M&S, and The Royal St. Martin's pub and eatery, making it an attractive and practical choice for a comfortable lifestyle.



















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FEATURES

- Three double bedroom semi-detached
- Period property
- One bathroom, one shower room
- Three reception rooms
- Garage and outbuildings
- Enclosed South/West facing garden

INFORMATION

- Main drains and water
- Electric heating
- Double glazed
- Garage and 5 parking
- Parish rates for 2023 were £476.70
- Freehold and Entitled/Licensed



Sarah Gallichan
Property Negotiator

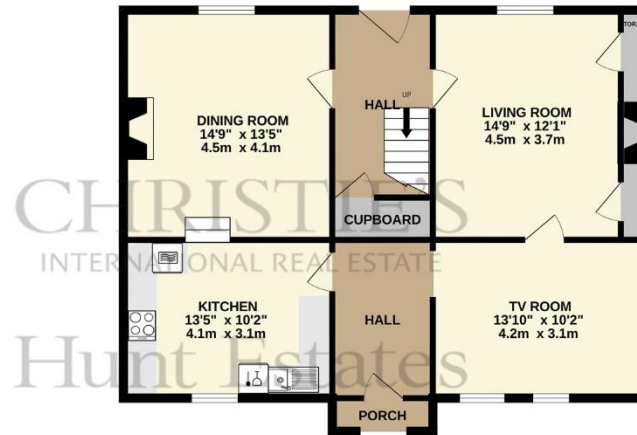
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GARAGE BLOCK
425 sq.ft. (39.5 sq.m.) approx.



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA : 1943 sq.ft. (180.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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